



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF HEARING

December 9, 2025

Paul Roger Klahn
37873 SE Ponder Ln.
Sandy, OR 97055

RE: County of Clackamas v. Paul Roger Klahn
File: V0029825

Hearing Date: January 8, 2026

Time: This item will not begin before 10:30 am however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at
<https://www.clackamas.us/codeenforcement/hearings>

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

2. Procedure. The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

3. Record of Proceedings. An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

4. Hearings Officer. The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007**

5. Right to Recess. If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

6. Right to Appeal. The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



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You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been emailed to paul.klahn@yahoo.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email Jennifer Kauppi at JKauppi@clackamas.us or mail your evidence to Jennifer Kauppi at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform, please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/82611014565?pwd=JdQ0dE4jY01iOZKsuMkAaYnDcR3EBQ.1>

Passcode: 305709

Phone one-tap:

+16699006833,,82611014565# US (San Jose) 17193594580,,82611014565# US

Join via audio:

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

Webinar ID: 826 1101 4565

International numbers available: <https://clackamascounty.zoom.us/j/kxyVfPvOk>

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问
www.clackamas.us/transportation/nondiscrimination

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:
www.clackamas.us/transportation/nondiscrimination

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
for
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

PAUL KLAHN,

Respondent.

File No: V0029825

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 37873 SE Ponder Ln, Sandy, OR 97055.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 37873 SE Ponder Ln, Sandy, OR 97055 also known as T2S, R4E, Section 23, Tax Lot 00201, and is located in Clackamas County, Oregon. The property is zoned RRFF5 and is the location of violation(s) asserted by the County.

3.

On or about August 27, 2025 and on October 6, 2025, the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Zoning and Development Ordinance for an occupied recreational on the subject property without land use approval. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

On or about October 8, 2025 and on November 17, 2025 the Respondent violated the following law in the following way:

- b. Respondent violated the Clackamas County Solid Waste and Wastes Management Code, Chapter 10.03 by accumulating inoperable and/or non-currently licensed vehicles and non-putrescible waste. This violation is a Priority 4 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner: Violation Notice August 27, 2025 and Citation and Complaint 2500298 in the amount of \$411.00 was mailed via first class mail on October 8, 2025. Violation Notice October 8, 2025 and Citation and Complaint 2500298-SW in the amount of \$205.00 was mailed via first class mail on November 18, 2025. A copy of the notice documents are attached to this Complaint as Exhibits C, G, H, J and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
 2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Zoning and Development Ordinance Priority 2 violation being \$750.00 to \$2,500.00 per occurrence and said range for a Solid Waste and Waste Management Code Priority 4 violation being \$250.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;
 3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;
 4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:
- and
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 3rd day of December, 2025.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

PAUL KLAHN

Respondent.

File No.: V0029825

STATEMENT OF PROOF

History of Events and Exhibits:

July 31, 2025	Clackamas County received a complaint regarding occupied recreational vehicles without land use approval.
August 4, 2025 Exhibit A	Correspondence was sent to the Respondent regarding the alleged violation.
August 25, 2025 Exhibit B	I conducted a site inspection and confirmed an occupied recreational vehicle on the subject property. I also found an accumulation of solid waste onsite, however, at the time of this inspection the solid waste on site did not meet the minimum enforcement level.
August 27, 2025 Exhibit C	A Notice of Violation was mailed to the Respondent with a deadline of September 27, 2025 to abate the zoning violation.
September 16, 2025 Exhibit D	Senior Planner Melissa Lord forwarded me an email that she sent to the Respondent as a follow up to a phone conversation they had. Melissa stated in this email that the RV as a 2nd dwelling would not be a feasible option for the Respondent.
September 26, 2025 Exhibit E	Clifton Smith sent me an email after receiving the copy of the Notice of Violation that I sent to him on August 27, 2025. I called Cliff and spoke with him regarding the email. I explained to Cliff that because the house is not occupied by the owner, there is not a pathway to legalize the RV as a 2 nd dwelling and would have to be relocated.
October 6, 2025 Exhibit F	I conducted a site inspection. The occupied recreational vehicle remained onsite. I noted during this inspection that another trailer was brought onto the property and several inoperable or non-currently licensed vehicles were present at the front of the property that were not present during the August 25 th inspection.
October 8, 2025 Exhibit G	Citation 2500298 in the amount of \$411.00 for the Priority 2 Zoning and Development Ordinance violation was mailed to the Respondent. The citation was not returned to the County and remains unpaid.

October 8, 2025 Exhibit H	A Notice of Violation for the accumulation of Solid Waste was mailed to the Respondent with a deadline date of November 8, 2025 to abate the violation.
November 17, 2025 Exhibit I	I conducted a site inspection and found the property remained in violation of the Solid Waste code.
November 18, 2025 Exhibit J	Citation 2500298-SW in the amount of \$205.00 for the Priority 4 Solid Waste Code violation was mailed to the Respondent. The citation was not returned to the County and remains unpaid.
December 1, 2025 Exhibit K	I conducted a site inspection and the property remained in violation.
December 3, 2025	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Zoning and Development Ordinance Title 12, Section 316.03 and the Solid Waste and Waste Management Code, Chapter 10.03.060(A)(B) exists, the County is requesting a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Zoning and Development Ordinance violation of up to \$2,500.00 for date cited October 6, 2025.
- The imposition of civil penalties for the Solid Waste and Wastes Management Code violation of up to \$1,000.00 for date cited November 17, 2025.
- Payment for Citation 2500298 issued on October 8, 2025 for \$411.00.
- Payment for Citation 2500298-SW issued on November 18, 2025 for \$205.00.
- The Administrative Compliance fee to be imposed from August, 2025 until the violation is abated. As of this report the total is \$300.00.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

OR

Should mitigating factors be presented in the hearing, which the Hearings Officer determines warrants a Continuing Order, the County would recommend the following.

- The Respondent be ordered to abate the Zoning and Development Ordinance violation within 30 days of the date of the order by ceasing the use of the occupied RV and relocate the RV to an authorized location.
- The Respondent be ordered to abate the Solid Waste and Wastes Management Code violation within 30 days of the date of the order by
 - Screen all miscellaneous debris from the road and surrounding properties using a code compliant County method of screening.
 - Screen no more than two inoperable or non-currently licensed vehicles/trailers from the road and surrounding properties using a code compliant County method of screening. All remaining vehicles/trailers must be currently licensed and registered.
 - Schedule a site inspection to confirm compliance.



August 4, 2025

Paul Roger Klahn
37873 SE Ponder Ln.
Sandy, OR 97055

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 316 of the Clackamas County Code**

Site Address: 37873 SE Ponder Ln. Sandy, OR 97055
Legal Description: T2S, R4E, Section 23, Tax Lot 201

It has come to the attention of Clackamas County Code Enforcement that an unauthorized occupied recreational vehicle may exist on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 of the Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is jkauppi@clackamas.us
Telephone number is 503-742-4759.

Please note that a \$100.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

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欢迎! Chinese (Mandarin)

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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF VIOLATION

August 27, 2025

Paul Klahn
37873 SE Ponder Ln
Sandy, OR 97055

Paul Klahn
33727 SE Luster Rd
Gresham, OR 97080

SUBJECT: Violations of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03

VIOLATION: V0029825

SITE ADDRESS: 37873 SE Ponder Ln, Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R4E, Section 23, Tax Lot 00201

This letter serves as notice of a violation of the Clackamas County Code. The violations include:

- Occupied recreational vehicle without land use approval

VIOLATIONS & HOW TO RESOLVE

On July 31, 2025 Clackamas County received a complaint regarding an occupied recreational vehicle and an accumulation of solid waste on the subject property.

On August 25, 2025 I conducted a site inspection. I confirmed an occupied recreational was present during this inspection. I also noted an accumulation of solid waste, however, the volume of miscellaneous waste that is present on the property does not meet the minimum level for enforcement at this time.

The occupied recreational vehicle without land use approval constitutes a Priority 2 violation of the Zoning and Development Ordinance, Title 12, Section 316.03(A). In order to abate the violation(s), you must complete the following **no later than September 27, 2025:**

Occupied recreational vehicle without land use approval

Please complete one of the following no later than the deadline provided.

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have identified a recreational vehicle as a second dwelling permit as possible land use option(s). However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
 - b. If you obtain land use approval, you must implement **all conditions of approval** before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

*****Please note***** – The RV will be required to obtain a septic authorization and connect directly to the septic system on the subject property. In addition, electrical and water utility hookups will also need to be permitted and inspected.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

Planning – If you have questions concerning land use requirements please contact the planning department at 503-742-4500 or on-line at zoninginfo@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.



Code Enforcement Permit Specialist
Clackamas County Code Enforcement

CC:
Clifton Smith – A Waterproofing and Drainage Inc
4055 Powell Valley Rd
Gresham, OR 97080

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or to codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$514 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

OREGON TITLE **INC**



**OREGON TITLE
Insurance Company**

After Recording, Return to:
Paul Roger Klahn
37873 Ponder Lane
Sandy, OR 97055

Until a change is requested, tax statements shall be sent to the following address:

Paul Roger Klahn
37873 Ponder Lane
Sandy, OR 97055

STATUTORY BARGAIN AND SALE DEED
(Individual)

(Above Space Reserved for Recorder's Use)

Manuel P. Padilla and Dianna Padilla

conveys to
Paul Roger Klahn

the following described real property in the State of Oregon and County of Clackamas

(Continued)

This deed is given to satisfy an interest created by assignment of Contract recorded May 7, 1991 as Recorder's Fee No. 91-20845.

Tax Account Number(s): R24E23 00201

The true consideration for this conveyance is ~~\$1,994.91~~ \$96,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Exhibit "A"

A tract of land situated in the West one-half of the Northeast one-quarter of the Northeast one-quarter of Section 23, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Section 23; thence South $88^{\circ} 26' 00''$ West along the North line of said Section 23, a distance of 661.05 feet to the Northeast corner of said legal subdivision; thence South $0^{\circ} 19' 50''$ East along the East line of said legal subdivision, a distance of 963.67 feet to the point of beginning of the tract herein described; thence South $88^{\circ} 46' 30''$ West parallel with the South line of said legal subdivision, a distance of 330.77 feet to a point; thence South $0^{\circ} 18' 10''$ East parallel with the West line of said legal subdivision, a distance of 291.22 feet to a point 60.00 feet North (when measured at right angles) of the South line of said legal subdivision; thence North $88^{\circ} 46' 30''$ East parallel with said South line a distance of 197.95 feet to a point of tangent curve; thence Southeasterly on the arc of a 39.77 foot radius curve to the right, through a central angle of $75^{\circ} 45' 30''$, an arc distance of 52.59 feet (the chord bears South $53^{\circ} 20' 45''$ East, 48.84 feet) to a point, 30.00 feet North when measured at right angles of the South line of said legal subdivision; thence North $88^{\circ} 46' 30''$ East parallel with said South line a distance of 64.60 feet to a point on the Northerly line of Market Road No. 33; thence Northeasterly along said Northerly line on the arc of a 994.53 foot radius curve to the right, through a central angle of $1^{\circ} 43' 21''$, an arc distance of 29.90 feet (the chord bears North $79^{\circ} 00' 16''$ East, 29.90 feet) to a point on the East line of said legal subdivision; thence North $0^{\circ} 19' 50''$ West along said East line a distance of 316.12 feet to the point of beginning.

TOGETHER WITH a 60.00 foot wide easement for the purposes of ingress and egress and utility purposes lying South of and adjacent to the South line of the above described tract.

STATE OF OREGON 96-064083
CLACKAMAS COUNTY

Received and placed in the public
records of Clackamas County

RECEIPT# AND FEE: 41488 \$30.00

DATE AND TIME: 08/29/96 04:25 PM

JOHN KAUFFMAN, COUNTY CLERK

Kauppi, Jennifer

From: Lord, Melissa on behalf of ZoningInfo
Sent: Tuesday, September 16, 2025 9:33 AM
To: paul.klahn@yahoo.com
Cc: Kauppi, Jennifer
Subject: 37873 SE Ponder Ln (V0029825)

Categories: Yellow Category

Hi Paul,

To authorize the use of an RV as a second dwelling, a land use application is required. The relevant zoning review criteria are online here: <https://dochub.clackamas.us/documents/drupal/ef003d1d-7b80-4aef-986a-162de25ea500>

The land use application form is available here: <https://dochub.clackamas.us/documents/drupal/09b90d71-2ffa-4070-a115-5a2b8a2259c7>

After additional review of the standards following our conversation I believe that you will not have a successful outcome with the review of the land use application due to the requirement that the primary dwelling needs to be occupied by a least one of the property owners. My understanding from our call is that you do not live on the property, and that no one lives in the dwelling.

C. The existing primary dwelling on the lot of record shall:

1. Be the primary residence of at least one of the property owners. For purposes of this provision, primary residence means a dwelling in which an owner resides for at least six months in each calendar year; and
2. Contain no portion that is rented as a residential tenancy.

If the "RV As Second Dwelling" land use application pathway is not feasible for your situation, we recommend repairing the primary dwelling and removing the RV from the property as an option to resolve the Code Enforcement violation. Without an approved land use permit, the RV can only be stored on site, not lived in.

Sincerely,

Melissa Lord (she/her)
Senior Planner

Clackamas County Planning and Zoning Division
150 Beavercreek Road, Oregon City, OR 97045
ZoningInfo@Clackamas.us | 503-742-4500
Hours: M-Th 7:30am to 6:00pm

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m., and the public service lobby is open Monday through Thursday from 8:00 a.m. to 4:00 p.m.

Were you happy with the service you received today?



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Kauppi, Jennifer

From: Cliff S. <awaterproofinganddrainage@gmail.com>
Sent: Friday, September 26, 2025 3:05 PM
To: Kauppi, Jennifer
Subject: Notice of Violation

Warning: External email. Be cautious opening attachments and links.



This message needs your attention

- This is a personal email address.
- This is their first email to your company.

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Hi Jennifer, I am reaching out because we received a notice of violation (violation #V0029825) For 37873 SE Ponder Lane in Sandy. It sounds like we need someone to come inspect our hook ups to confirm everything is hooked up correctly. We are only here temporarily watching the property this is not a permanent residence for us. The house on the property is not livable so not being used . You can contact myself or Cliff Smith to set us up with an appt. to have hook ups inspected so we are not in violation of anything.

I do feel i need to let you know that the neighbors at the end of Ponder Lane have a trailer on their property that their daughter has been living in which is NOT hooked up to the septic because they have been seen dumping buckets of liquid out in the ditch by the road on several occassions.

Thank You,

Rebecca Lewis 503-839-7225

Cliff Smith 503-847-3717

"A" Waterproofing & Drainage Inc.







Citation No. 2500298

Case No. V0029825

ADMINISTRATIVE CITATION

Date Issued: October 8, 2025

Name and Address of Person(s) Cited:

Name: Paul Klahn
Mailing Address: 37873 SE Ponder Ln
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 6th day of October, 2025 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 37873 SE Ponder Ln, Sandy, OR 97055

Legal Description: T2S, R4E Section23, Tax Lot(s) 00201

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 (A)

Description of the violation(s):

- 1) Occupied recreational vehicle without land use approval.

Maximum Civil Penalty \$2,500.00

Fine \$411.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$411.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: October 8, 2025
Department Initiating Enforcement Action: Code Enforcement



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF VIOLATION

October 8th, 2025

Paul Klahn
37873 SE Ponder Ln
Sandy, OR 97055

SUBJECT: Violation of the Clackamas County Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B)

FILE: V0029825

SITE ADDRESS: 37873 SE Ponder Ln, Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R4E, Section 23, Tax Lot 00201

This letter serves as notice of a violation of the Clackamas County Code. The violations include:

- Solid waste being stored on the property including inoperable and/or non-currently licensed vehicles

VIOLATIONS & HOW TO RESOLVE

Solid Waste

On October 6th, 2025 I conducted a follow up inspection of the subject property based on the deadline date provided in the violation notice dated August 27, 2025. I reviewed the photos that I took of the property on August 25th and photos taken on October 6th. I noted that several additional non-currently licensed vehicles have been moved onto the property. In addition, an additional 5th wheel has been moved onsite.

The accumulation of solid waste causes a condition of unsightliness and is a safety and health hazard and constitutes a violation of Clackamas County Code Title 10.03.060 (A) and (B). In order to abate the violations, you must complete the following **no later than November 8, 2025:**

- Remove all solid waste, including but not limited to appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes that is visible from the road or surrounding properties to an authorized disposal facility and store out of sight all articles and solid waste that you wish to keep.

Inoperable and/or Non-Currently Licensed Vehicles

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;
- Render the inoperable and/or currently licensed vehicles, operable and licensed **and/or**;
- Place the inoperable and/or not currently licensed vehicles inside a permitted structure, **and/or**;
- Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)). Please note: placing vehicles under tarps or tarp structures does not remedy the violation.

****Please note – Storing of vehicles for individuals not legally residing on the subject property requires land use approval.****

CONTACT INFORMATION

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.



Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or to codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

**CLACKAMAS COUNTY CODE ORDINANCE TITLE 10.03 SOLID WASTE AND
WASTE MANAGEMENT CODE (This is a portion of the code the remainder of the
code can be found on the Clackamas County Website)**

10.03.030 Definitions

(33). **INOPERABLE VEHICLE:** For the purpose of the Nuisance Abatement provisions of this chapter, shall mean a vehicle designed for use on a public highway which has been left on public or private property thirty (30) days or more and is not currently licensed, or not in operating condition, or which has been extensively damaged, vandalized or stripped, including, but not limited to, missing wheels, tires, motor or transmission. An inoperable vehicle shall not mean an unlicensed operable vehicle or vehicles, which are used on private property for the production, propagation or harvesting of agricultural products grown or raised on such lands.

(48). **PUTRESCIBLE MATERIAL** means solid waste or wastes, including: bones; meat and meat scraps; fat; grease; fish and fish scraps; food containers or products contaminated with food wastes, particles or residues; prepared vegetable and fruit food wastes or scraps; manure; feces; sewer sludge; dead animals or similar wastes which cause offensive odor to create a health hazard, or which are capable of attracting or providing food for potential disease carriers, such as birds, rodents, flies and other vectors.

(59). **SOLID WASTE OR WASTES** shall include all putrescible and non-putrescible waste, including but not limited to, garbage; compost; organic waste; yard debris; brush and branches; land-clearing debris; sewer sludge; residential, commercial and industrial building demolition or construction waste; discarded residential, commercial and industrial appliances, equipment and furniture; discarded, inoperable or abandoned vehicles or vehicle parts and vehicle tires; special vehicles and equipment that are immobile and/or inoperable, mobile homes or trailer houses which are dilapidated, partially dismantled or fire damaged; manure; feces; vegetable or animal solid and semi-solid waste and dead animals; and infectious waste. Waste shall mean useless, unwanted or discarded materials. The fact that materials which would otherwise come within the definition of solid waste, may from time to time, have value and thus be utilized shall not remove them from the definition. There is a series of items identified in this section that are not included in this definition such as fertilizer for agricultural purposes. Please see the code for additional items.

10.03.060 Solid Waste or Wastes Accumulation Prohibited

A. Except as provided in subsection D of this Section, no person shall store, collect, maintain, or display on private property, solid waste or wastes or recyclable material that is offensive or hazardous to the health and safety of the public, or which creates offensive odors, or a condition of unsightliness. Storage, collection, maintenance, or display of solid waste or wastes in violation of this section shall be considered to be a public nuisance, which may be abated as provided in 10.03.070 of this chapter.

B. In addition to the provisions of subsection A, the following conditions or actions are also specifically identified as creating a public nuisance under this chapter.

(1) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes for purposes of keeping it out of sight from the road or surrounding properties.

(2) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes that is stored in a utility trailer, pickup truck, semitrailer or similar device for purposes of keeping it out of sight from the road or surrounding properties.

(3) Constructing a tire fence for any purpose.

(4) Storing waste tires except as permitted pursuant to OAR Chapter 340.

(5) Storing putrescible waste, whether it is visible or not visible from the road or adjacent properties, that is not kept in a rodent proof container with a tight-fitting lid, and not removed from the property to an authorized disposal facilities within seven (7) days.

(6) Composting which causes offensive odors, or creates a health hazard, or which is capable of attracting or providing food for potential disease carriers such as birds, rodents, flies and other vectors.

(7) Storing, collecting, maintaining, or displaying any licensed or unlicensed special vehicle or equipment that is immobile, inoperable, partially dismantled or dismantled, dilapidated, or fire damaged and is visible from the road or surrounding properties.

(8) Storing, collecting, maintaining, or displaying a mobile home or trailer house, which is dilapidated or partially dismantled, or fire damaged, and is visible from the road or surrounding properties.

(9) Storing, collecting, maintaining or displaying: residential, commercial and industrial appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded

material, or other similar non-putrescible solid waste or wastes, that is visible from the road or surrounding properties.

(10) Storing, collecting, maintaining or displaying any antique, classic, race care or collectible vehicle that is inoperable and is visible from the road or surrounding properties.

(11) Storing any inoperable vehicles unless said vehicle or vehicles are housed within a permitted structure or development, except up to two vehicles per premise may be stored behind a sight obscuring screen, in accordance with 10.03.060 C, and shall not be visible from the road or surrounding properties. For purposes of Subsection 11, two or more contiguous tax lots that are under common ownership shall be considered one premise.

(12) When commercial, industrial, multi-family or residential developments that use a compactor or compactors for on-site waste management, do not keep the areas around the compactor free of solid waste and debris, and washed down on a regular basis.

C. Any sigh obscuring screen used to abate a solid waste nuisance shall consist of one of the following options:

(1) Construct a wood fence unpainted or painted with neutral or earth tone colors of which the upright posts shall consist of a decay resistive material a minimum of four (4) inches in diameter and anchored a minimum of eight (8) feet. The railings shall be a minimum of 2 inch by 4 inch lumber with the 4 inch side attached vertically to the posts. The attached vertical or horizontal fence boards shall be set with a maximum separation $\frac{1}{4}$ inch.

(2) Construct a metal fence consisting of chain link or woven fabric with metal upright posts anchored a minimum of two (2) feet below ground level with metal railings and connectors. Water and insect resistive wood or plastic slats shall be inserted in the chain link or woven fabric, with a maximum separation of $\frac{3}{8}$ inch between slats.

(3) Construct a combination fence consisting of a metal sheeting attached to wood framing as defined in Section C-1 above, or durable metal framing, which is painted a neutral or earth tone color.

(4) Construct a wall consisting of solid material, built of concrete, masonry, brick, stone, or other similar materials or combination thereof.

(5) Construct an earthen berm consisting of dirt, soil, sand, clay or any combination thereof and shall be planted with grass and/or ornamental plantings and shall be maintained at all times.

(6) Plant a hedge consisting of evergreen plantings or other ornamental plantings a minimum of six (6) feet in height, planted not more than two (2) feet on center and which is maintained at all times.

In addition to the minimum fencing requirements, wood, metal, masonry fences or combination thereof greater than six (6) feet in height are subject to County review pursuant to the Oregon State Uniform Building Code, and all earthen berms are subject to County review pursuant to the County's Grading and Excavation Chapter.

For the purposes of this chapter, no sight obscuring screen shall be located, placed, constructed or installed contrary to the Clackamas County Zoning Development Ordinance













Citation No. 2500298-SW

Case No. V0029825

ADMINISTRATIVE CITATION

Date Issued: November 18, 2025

Name and Address of Person(s) Cited:

Name: Paul Roger Klahn
Mailing Address: 37873 SE Ponder Ln
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 17th day of November, 2025 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 37873 SE Ponder Ln, Sandy, OR 97055

Legal Description: T2S, R4E Section23, Tax Lot(s) 00201

Law(s) Violated:

☒ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)

Description of the violation(s):

- 1) Accumulation of solid waste

Maximum Civil Penalty \$1,000.00

Fine \$205.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$205.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: November 18, 2025
Department Initiating Enforcement Action: Code Enforcement





